



## 47 Stewart Drive

Whitburn, EH47 0EN

Offers over £149,995



Enjoying a popular location at the west of Whitburn town centre, this delightful 3 bedroom terraced property offers a wonderful home for a growing young family. Stewart Drive forms part of an established and rarely available area of the town, quietly tucked off the Main Street but within easy reach of all the local amenities. Whitburn is the perfect commuter location and benefits from an equi-distant position between Edinburgh and Glasgow, with an M8 connection at Heartlands allowing convenient road travel throughout the region. A train link can be found 2 miles to the north in neighbouring Armadale, whilst schooling for children of all ages within the town will suit those with a family.



### Description

The property is a spacious home that has been carefully and tastefully upgraded by the present owner in recent years, allowing the prospective new owner the ability to move in with ease. A spacious main living room runs front to rear, with French doors leading directly out to the rear garden area. The contemporary fitted kitchen includes a range of sleek wall and base storage units, with a range cooker remaining as a part of the sale. A separate area at the front offers ample space to accommodate everyday family meals. The upper level offers the 3 well-proportioned bedrooms, perfectly suiting family or home working arrangements, whilst a floored attic area provides additional space for storage. The recently upgraded bathroom features a modern 3 piece suite and wet wall panelling, with a rainfall mixer shower mounted over the bathtub. Gas central heating and double glazed windows provide further practical comforts, whilst the front garden area has been adapted to allow off-street parking for 2 cars. The west facing rear garden is an enclosed private space for all the family to enjoy and can be a suntrap during the sunny weather. A pergola allows a year round space to entertain whilst a timber shed provides good external storage.

### Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Lower Hallway 7'6" x 5'10" (2.30m x 1.80m)

Living Room 18'6" x 11'1" (5.64m x 3.38m)

Kitchen 18'6" x 12'7" (5.65m x 3.85m)

Bedroom 1 12'7" x 12'9" (3.86m x 3.91m)

Bedroom 2 12'9" x 11'1" (3.89m x 3.38m)

Bedroom 3 8'10" x 8'0" (2.70m x 2.45m)

Bathroom 6'5" x 5'2" (1.96m x 1.60m)

### Key Info

Home Report Valuation: £150,000

Total Floor Area: 83m<sup>2</sup> (895 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1506.83 per year

EPC: C

### Disclaimer

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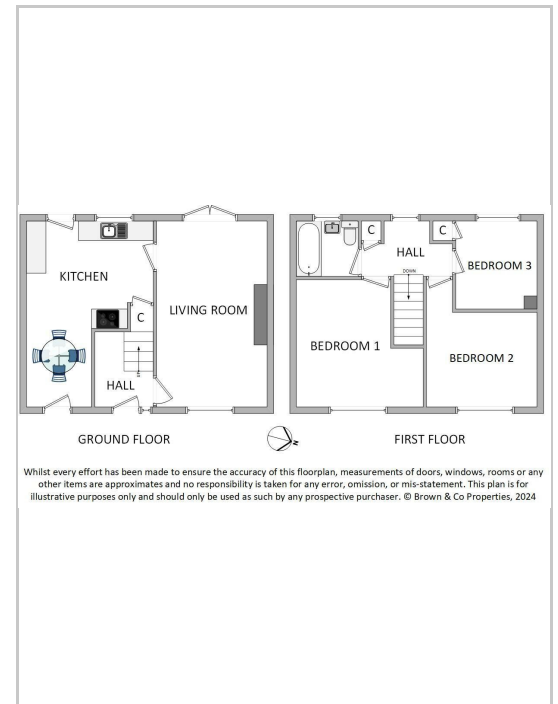
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## Area Map



## Floor Plans



## Energy Efficiency Graph

